



FLAT 6  
BRACKEN LODGE  
39 TWYNHAM ROAD  
BH6 4AN

SHARE OF FREEHOLD  
ASKING PRICE  
£250,000

“A unique, one double  
bedroom maisonette  
apartment just 650  
metres to Southbourne  
beach with off road  
parking and garage”

**Winkworth**

for every step...



ASKING PRICE £250,000

One Double Bedroom  
Maisonette  
Study / Storage Space  
19' Lounge / Dining Room  
650 Metres To Southbourne Beach  
Garage  
Off Road Parking

EPC: D | COUNCIL TAX: B | SHARE OF FREEHOLD 966 YEARS  
REMAINING | MAINTENANCE £1200 P/A | GROUND RENT  
N/A | PETS BY CONSENT | HOLIDAY LETS PERMITTED  
01202 434365  
southbourne@winkworth.co.uk





## Why Twynham Road?

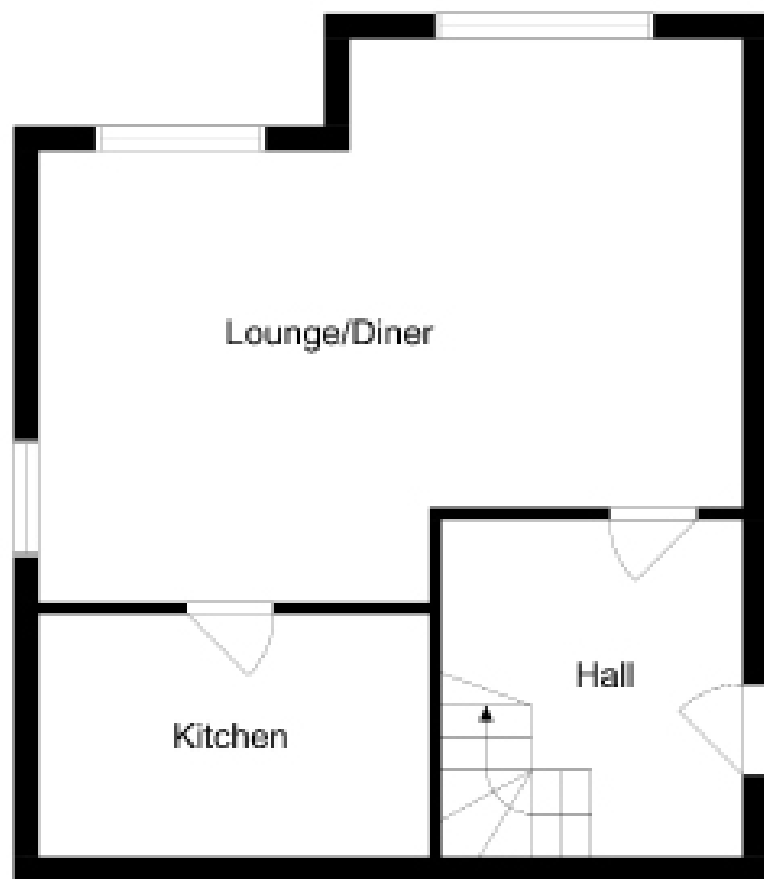
Twynham Road is nestled away just 650 metres to Southbourne beach where you can find miles of golden sandy beach with a promenade stretching from Hengistbury Head to Sandbanks and panoramic views from the Isle Of Wight to Old Harry Rocks. There are a range of water sports available by Boscombe Pier along with a number of beach side cafés, bars and restaurants to take in along the way. Southbourne's bustling high street is just over a mile away. The high street has been rejuvenated in recent years to include a range of independent cafés, bars, micro breweries and restaurants to choose from along with convenience shops and excellent transport links to Bournemouth and Poole and Pokesdown train station for anyone looking to commute. There is a small parade of convenience shops just 500 metres from the property.

This one bedroom maisonette is located on the first and second floor. The generous, dual aspect, open plan lounge / dining room is flooded with natural light with ample space for furniture. The kitchen is well equipped and fitted with a range of modern cabinets with space and plumbing for a free-standing oven, washing machine and dishwasher. The understairs area is currently used as a home office.

The bedroom is double in size, enjoying a range of fitted wardrobes with eaves access. The shower room has been recently refitted with a new shower, wash hand basin and wc. There is a further room with restricted head height which could be used for a home office.

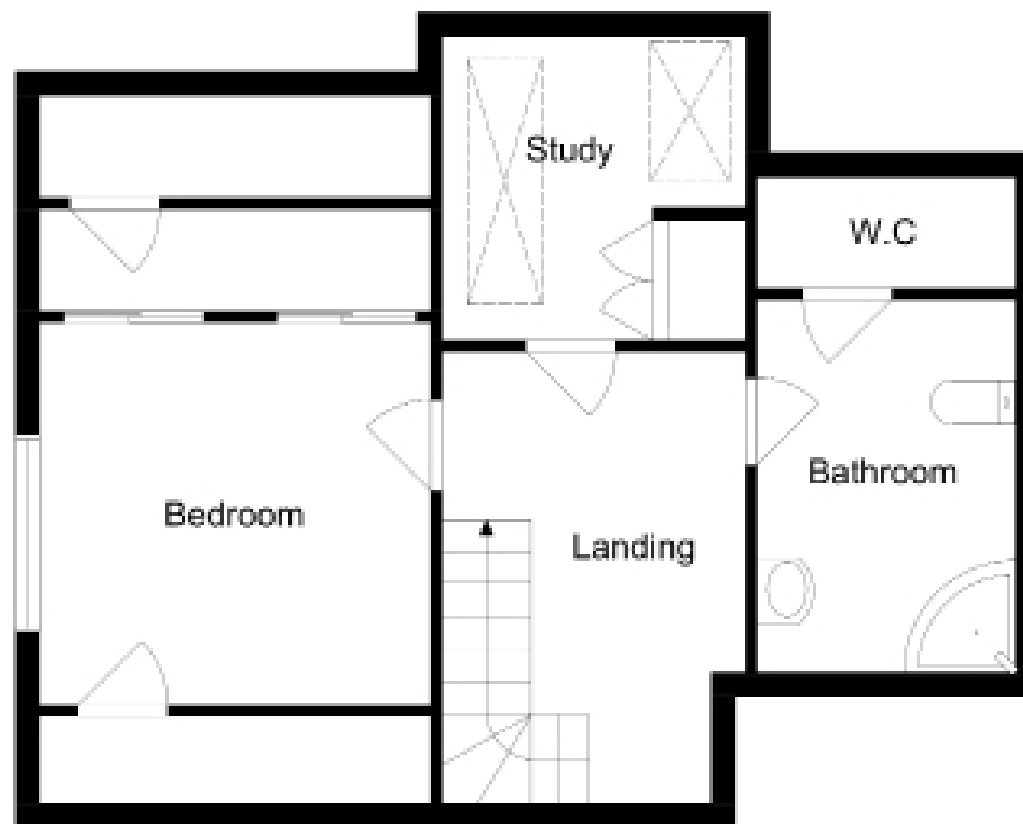
Outside, the communal areas are well maintained with residents off road parking and garages.





## Ground Floor

Floor area 42.7 sq.m (460 sq.ft.) approx



## First Floor

Floor area 44.5 sq.m (479 sq.ft.) approx

### DISCLAIMER:

Winkworth wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.





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“Before embarking on her career in agency, Lori was a golf professional for many years following a successful amateur career playing at both county and international level. She started in agency in 2004 and has always worked in Bournemouth and the surrounding areas.

While working at her previous agency, she met James where they forged a firm friendship. Their passion to change the way people perceive estate agents, led them to joining forces and purchasing the Winkworth Southbourne franchise together. Lori has always lived in Southbourne and is very passionate about the area. Her children Zak and Kitty attended the local St James primary school. Both her children are now adults so in her spare time she enjoys travelling and big family get togethers when her youngest is home from university.”

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